



General Assembly

January Session, 2001

Raised Bill No. 6594

LCO No. 3112

Referred to Committee on Planning and Development

Introduced by:
(PD)

AN ACT CONCERNING LAND VALUE TAXATION.

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. Section 12-62a of the general statutes is repealed and the
2 following is substituted in lieu thereof:

3 (a) Each municipality, as defined in section 7-381, shall establish a
4 uniform assessment date of October first.

5 (b) Each such municipality shall assess all property for purposes of
6 the local property tax at a uniform rate of seventy per cent of present
7 true and actual value, as determined under section 12-63. For
8 assessment years commencing on and after October 1, 2001, any
9 targeted investment community, as defined in section 32-222, by
10 ordinance adopted by its legislative body, may (1) classify real estate
11 as (A) land or land exclusive of buildings, or (B) buildings on land, and
12 (2) establish a different rate of property tax for each class, provided the
13 higher rate shall apply to land or land exclusive of buildings.

14 (c) Repealed by P.A. 96-171, S. 15, 16.

15 (d) Repealed by P.A. 96-171, S. 15, 16.

16 (e) Commencing October 1, 1996, any such municipality may, with
17 respect to the assessment list in such municipality in a year in which a
18 revaluation becomes effective, as required under section 12-62, by vote
19 of its legislative body and in the manner provided in this subsection,
20 defer all or any part of the amount of any increase in the assessed
21 value of real property included in the assessment list in the year such
22 revaluation becomes effective, provided in the year such revaluation
23 becomes effective and in any succeeding year in which such deferment
24 is allowed by such municipality, the assessed value of any real
25 property in the year immediately preceding revaluation shall be
26 increased in such equal amounts in each of such years that the assessed
27 value of such real property in the last year of such deferment, but in no
28 event later than the third year following the year of such revaluation,
29 shall be no less than the assessed value applicable to such property in
30 the year of revaluation except for deferment of such increased
31 assessment in accordance with this subsection. In any municipality
32 with such a revaluation becoming effective and electing to defer all or
33 any part of the amount of such increase in the assessed value of real
34 property over the period of three years immediately following, as
35 provided in this subsection, subject to approval by the legislative body
36 as provided above with respect to real property included in the
37 assessment list in the year of such revaluation, new real estate
38 construction in such municipality which is completed and determined
39 to be subject to property tax as provided in section 12-53a after the
40 assessment date in the year of such revaluation and prior to the
41 assessment date in the third year following the year of such
42 revaluation, may be assessed during such period in a manner similar
43 to that provided in this subsection for real property included in the
44 assessment list in the year of such revaluation, deferring a portion of
45 the actual assessed value of such new construction as of the date
46 liability for property tax is established and adding such portion in
47 equal increments to an assessed value for such new construction
48 estimated as that which would have been applicable if it had been
49 completed immediately prior to the assessment date in the year of such

50 revaluation, such increments to be added in each assessment year
51 commencing with the year in which liability for property tax is so
52 established and ending not later than the third year following the year
53 of such revaluation. The assessed value for purposes of this subsection
54 in each of said years shall be determined as the sum of (1) such
55 estimated assessed value, (2) any of the equal increments already
56 added to such estimated value for purposes of determining the
57 assessed value in accordance with this subsection, and (3) the
58 increment for the year with respect to which such assessed value is
59 being determined. The portion of the actual assessed value of such
60 new construction as of the date of such liability which is to be deferred
61 and added in increments to such estimated assessed value shall be the
62 amount by which the actual assessed value of such new construction
63 on the date tax liability is so established exceeds the estimated assessed
64 value for such new construction as described in this subsection.

65 (f) Any municipality which has elected to defer all or any part of the
66 amount of increase in the assessed value of real property as provided
67 in subsection (e) of this section may (1) continue the plan of such
68 deferment as approved by the legislative body of such municipality
69 until the third year following the year of such revaluation as provided
70 in said subsection (e), or (2) at any time, subject to approval by the
71 legislative body in such municipality, discontinue the plan of such
72 deferment as adopted and notwithstanding the provisions of section 7-
73 344 and any other public or special act or charter, lay such rate of
74 property tax on the assessment list for the assessment year in which
75 such discontinuance occurs, as completed and placed in the town
76 clerk's office in accordance with section 12-55, without any deferment
77 of amounts of increase in assessed values in accordance with said
78 subsection (e), in the amount that would have been applicable with
79 respect to said assessment list if such plan of deferment had not been
80 adopted. In the event any such tax in accordance with said subsection
81 (e) has been levied and become due and payable in such assessment
82 year prior to the date of such discontinuance as provided in this
83 subsection, the amount of tax due and payable under this subsection

84 shall be that portion of such tax in excess of the amount of tax due and
85 payable prior to the date of such discontinuance and which amount,
86 notwithstanding discontinuance of such plan of deferment, shall
87 continue to be collectible by the tax collector. Within a period not
88 exceeding thirty days following the date on which such plan of
89 deferment is discontinued, the assessor in such municipality shall
90 notify the tax collector as to the additional amounts of such tax due
91 with respect to the assessment list for the assessment year in which
92 such discontinuance occurs and the tax collector shall within ten days
93 thereafter mail a bill to the owner of each parcel of real property
94 subject to such additional tax. Such tax shall be due and payable and
95 collectible as other municipal property taxes, provided such tax shall
96 be due and payable in an initial or single installment not sooner than
97 thirty days following the date such bill is mailed to the owner and in
98 any remaining installments of equal amounts as the same are
99 determined to be due and payable by the legislative body.

100 (g) Repealed by P.A. 83-465, S. 3, 4.

101 Sec. 2. This act shall take effect July 1, 2001, and shall be applicable
102 to assessment years commencing on and after October 1, 2001.

PD

Joint Favorable C/R

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